



**US Army Corps  
of Engineers**  
Louisville District ®

# Public Notice

Public Notice No.  
LRL-2014-53

Open Date:  
30 Mar 2014

Close Date:  
30 Apr 2014

Please address all comments and inquiries to:  
U.S. Army Corps of Engineers, Louisville District  
ATTN: Ms. Pam Loeffler, CELRL-OP-FS, Rm 752  
P.O. Box 59  
Louisville, Kentucky 40201-0059

Phone: 502-315-6693

This notice announces an application submitted for a Department of the Army (DA) Permit, subject to Section 404 of the Clean Water Act:

APPLICANT: Hosts Development, LLC  
P.O. Box 7368  
Louisville, Kentucky 40257

AGENT: Redwing Ecological Services, Incorporated  
1139 South Fourth Street  
Louisville, Kentucky 40203

LOCATION: Wetlands, unnamed intermittent and ephemeral  
tributaries to Pope Lick Creek, and two ponds located  
South and east of the current terminus of Plantside  
Drive, north of Rehl Road and west of Pope Lick Creek  
in Jefferson County, Kentucky

Latitude: 38.2091 N  
Longitude: -85.5165 W  
7.5 Minute Quad: KY-Jeffersontown

PURPOSE: To provide two distribution facilities to service the  
east Louisville market.

DESCRIPTION OF WORK: The applicant proposes the construction of two  
distribution facilities within the Blankenbaker Station II  
development, as well as the construction of the proposed roads within  
the development to allow use of the remaining upland areas as staging  
areas during construction. A regional detention basin would be  
constructed as part of this project to control stormwater. One road  
is planned to connect to the future extension of Urton Lane. One lot  
in the northwest portion of the site would be used as a fill site for  
approximately 100,000 cubic yards of excess soil generated during  
construction, as depicted on Sheet 3 of 3 of the attached plans.

To facilitate construction of the facilities, the applicant proposes  
to fill approximately 920 linear feet (lft) of intermittent stream  
(0.090 acre), 3,485 lft of ephemeral stream (0.150 acre), 0.01 acre of  
emergent wetland, and 1.985 acres of open water on a 110-acre parcel.  
Impact features would be culverted, graded, or filled to enable

construction of buildings and infrastructure. Water lines would be installed during the main site construction work and would be placed along the roadway rights-of-way, about 5 feet off the back of the curb. On Plantside Drive they would be installed on the north side of the road and on the other roads they would be installed on the west side. A dry detention basin would be constructed at the downstream end of Intermittent Stream 1, to control stormwater run-off from the site. Intermittent Stream 1 and Ephemeral Stream 3 would also be temporarily impacted for construction of a new sewer line. The trenched crossings would be returned to preconstruction contours upon completion of the sewer line installations.

**AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES:** The proposed project would minimize impacts to jurisdictional waters by avoiding impacts to Intermittent Stream 3 and a large portion of Intermittent Streams 1 and 2. To compensate for the unavoidable impacts to streams and open waters, the applicant proposes to purchase credits from the Kentucky Department of Fish and Wildlife Resources Stream and Wetland Mitigation Fund, as well as the installation of a stormwater management system within the proposed development. No compensation was proposed for the wetland impacts associated with the proposal.

It is noted that this proposed mitigation plan is open to comment and subject to change. The Corps will make a determination of appropriate mitigation, upon review of all submitted information.

**REVIEW PROCEDURES:** A DA Permit cannot be issued if any legally required Federal, State, or local authorization or certification is denied. A DA permit, if otherwise warranted, will not be issued until a State of Kentucky Water Quality Certification or waiver is on file at this office. In order to comply with Section 401 of the Clean Water Act, the applicant must apply for State certification from the Kentucky Energy and Environment Cabinet Division of Water (KDOW).

Copies of this notice are sent to the appropriate Federal and State Fish and Wildlife Agencies. Their views and comments are solicited in accordance with the Fish and Wildlife Coordination Act of 1956. Based on available information, the proposed activity will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act, and therefore, initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. A request for a public hearing must state the specific interest which might be damaged by issuance of the DA Permit.

The National Register of Historic Places has been examined, and it has been determined that there are no properties currently listed on the Register which would be directly affected by the proposed work. If we

are made aware, as a result of comments received in response to this notice, or by other means, of specific archaeological, scientific, prehistoric, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered; among those are conservation, economics, aesthetic values, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water quality, energy needs, safety, food production, and in general, the needs and welfare of the public. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines (40 CFR Part 230) promulgated by the Administrator, United States Environmental Protection Agency, under authority of Section 404(b) of the CWA.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. It is presumed that all interested parties and agencies will wish to respond; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written statements received in this office on or before the closing date will become a part of the official record and will be considered in the determination on this permit request. Any objections which are received during this period will be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. A permit will be granted unless its issuance is found to be contrary to the public interest.

Operations Division  
Regulatory Branch (South)  
Public Notice No. LRL-2014-53-pjl

Information pertaining to this application is available for public examination during normal business hours upon prior request. Drawings are available on Louisville District's Internet site at <http://www.lrl.usace.army.mil/Missions/Regulatory.aspx>. All comments regarding this proposal should be addressed to Ms. Pam Loeffler, CELRL-OP-FS at the address noted above and should refer to the Public Notice Number LRL-2014-53.

If you desire to submit your comments by email, you must comply with the following:

a) In the subject line of your email, type in **ONLY** the Public Notice ID No. LRL-2014-53-pjl.

Example:

Subject: LRL-2014-53-pjl

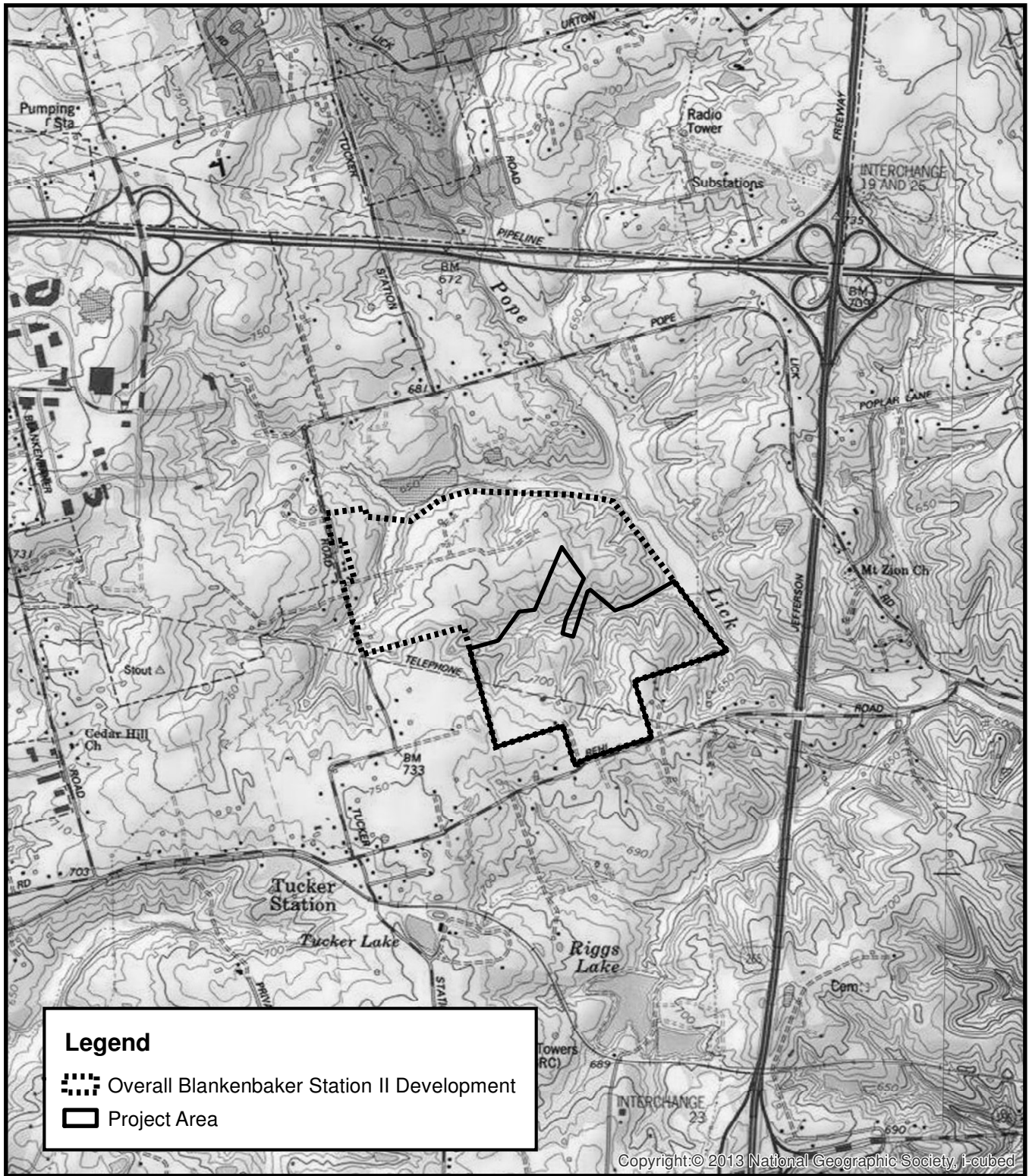
b) Provide your physical mailing address and telephone number.

c) Send your email to: [lrl.regulatorypubliccomment@usace.army.mil](mailto:lrl.regulatorypubliccomment@usace.army.mil).

d) If you are sending attachments greater than 1 Mb in size with your email, you must send a hard copy (CD or paper) to the Corps' physical address as well.

P:\2013 Projects\13-014-Blankenbaker Station II-Lot 28\13-014-02-Blankenbaker Station II-Indiv Permit\Figures\Overall Project Site Location.mxd, 02-7-2014, temp

Source: USA Topo Maps - Copyright:© 2011 National Geographic Society, USGS 7.5-minute Topographic Map; Fisherville and Jeffersontown, Kentucky Quadrangle



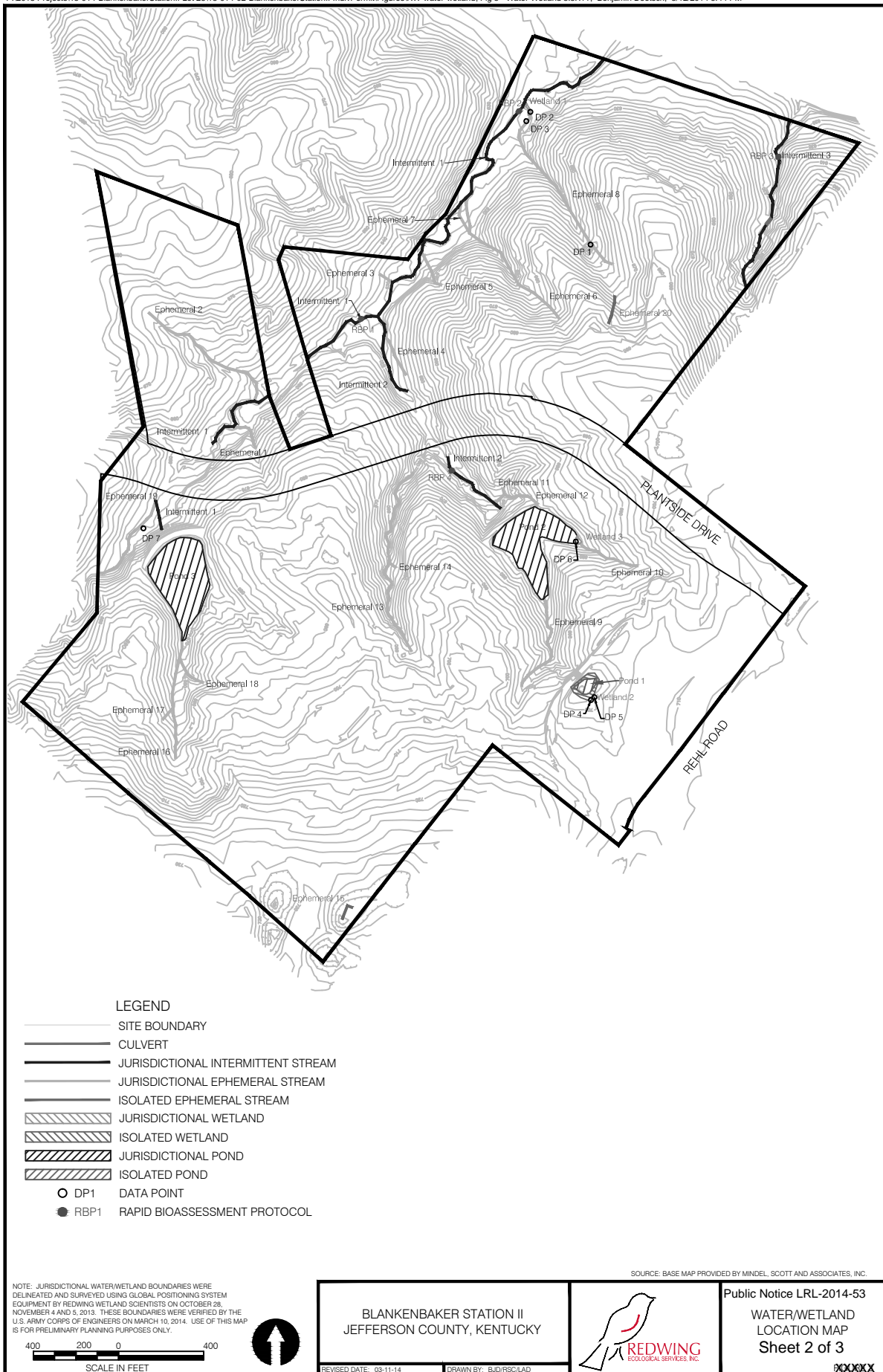
BLANKENBAKER STATION II  
JEFFERSON COUNTY, KENTUCKY



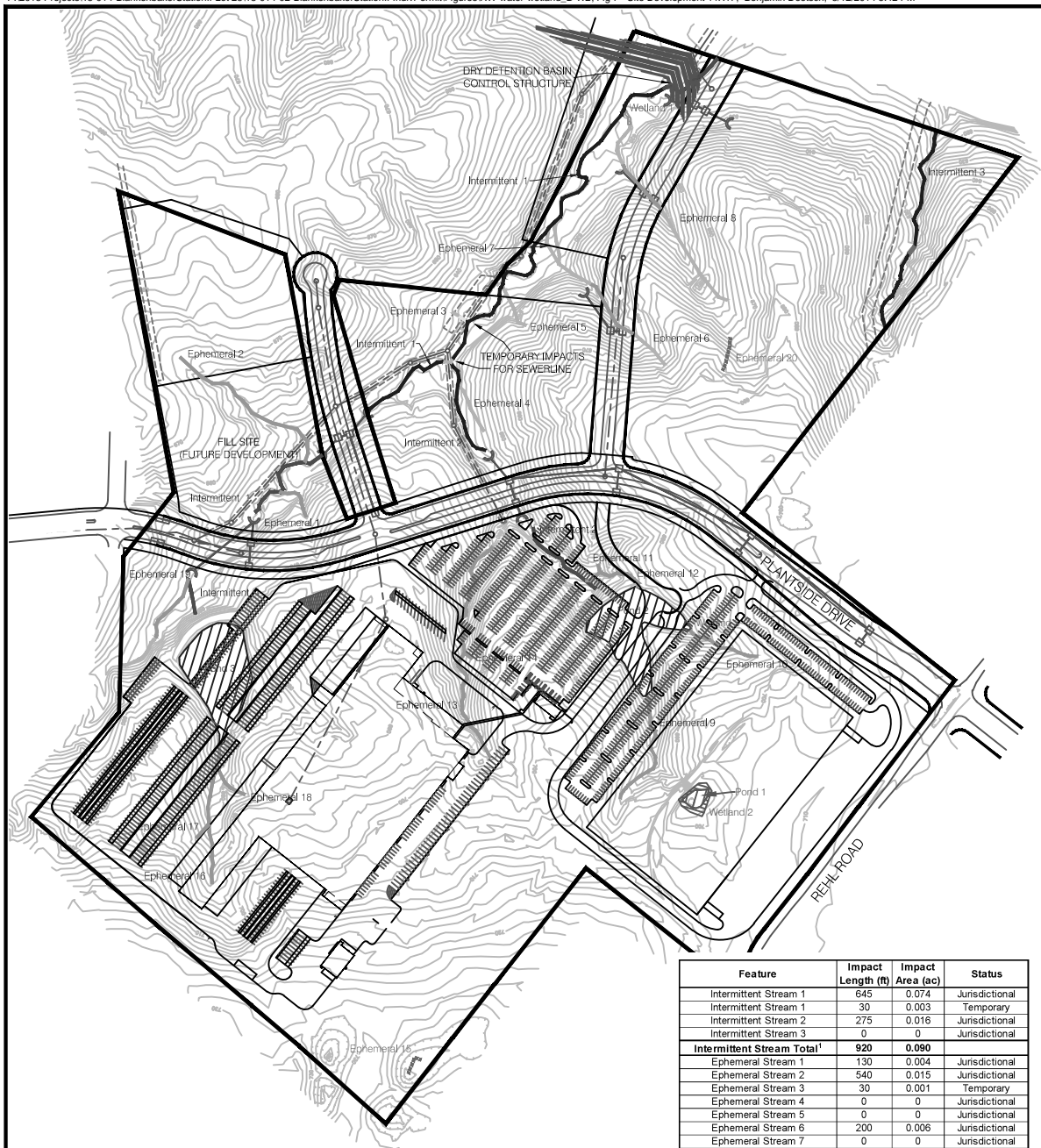
Public Notice LRL-2014-53  
SITE LOCATION MAP  
Sheet 1 of 3

REVISED DATE: 12-27-13 | DRAWN BY:EDB

FIGURE XX







LEGEND	
	SITE BOUNDARY
	EXISTING CULVERT
	JURISDICTIONAL INTERMITTENT STREAM
	JURISDICTIONAL INTERMITTENT STREAM IMPACT
	TEMPORARY JURISDICTIONAL INTERMITTENT STREAM IMPACT
	JURISDICTIONAL EPHEMERAL STREAM
	JURISDICTIONAL EPHEMERAL STREAM IMPACT
	TEMPORARY JURISDICTIONAL EPHEMERAL STREAM IMPACT
	ISOLATED EPHEMERAL STREAM
	JURISDICTIONAL WETLAND
	JURISDICTIONAL WETLAND IMPACT
	ISOLATED WETLAND IMPACT
	JURISDICTIONAL POND IMPACT
	ISOLATED POND IMPACT

NOTE: JURISDICTIONAL WATER/WETLAND BOUNDARIES WERE DELINEATED AND SURVEYED USING GLOBAL POSITIONING SYSTEM EQUIPMENT BY REDWING WETLAND SCIENTISTS ON OCTOBER 28, NOVEMBER 4 AND 5, 2013. THESE BOUNDARIES WERE VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS ON MARCH 10, 2014. USE OF THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY.

300 150 0 300  
SCALE IN FEET



BLANKENBAKER STATION II  
JEFFERSON COUNTY, KENTUCKY

REVISED DATE: 03-11-14

DRAWN BY: BJODEB



Public Notice LRL-2014-53  
SITE DEVELOPMENT MAP  
Sheet 3 of 3

XXXXXX

Feature	Impact Length (ft)	Impact Area (ac)	Status
Intermittent Stream 1	645	0.074	Jurisdictional
Intermittent Stream 2	30	0.003	Temporary
Intermittent Stream 3	275	0.016	Jurisdictional
Intermittent Stream 4	0	0	Jurisdictional
<b>Intermittent Stream Total<sup>1</sup></b>	<b>920</b>	<b>0.090</b>	
Ephemeral Stream 1	130	0.004	Jurisdictional
Ephemeral Stream 2	540	0.015	Jurisdictional
Ephemeral Stream 3	30	0.001	Temporary
Ephemeral Stream 4	0	0	Jurisdictional
Ephemeral Stream 5	0	0	Jurisdictional
Ephemeral Stream 6	200	0.006	Jurisdictional
Ephemeral Stream 7	0	0	Jurisdictional
Ephemeral Stream 8	175	0.008	Jurisdictional
Ephemeral Stream 9	375	0.022	Jurisdictional
Ephemeral Stream 10	225	0.008	Jurisdictional
Ephemeral Stream 11	25	0.001	Jurisdictional
Ephemeral Stream 12	195	0.009	Jurisdictional
Ephemeral Stream 13	730	0.042	Jurisdictional
Ephemeral Stream 14	30	0.001	Jurisdictional
Ephemeral Stream 15	0	0	Isolated
Ephemeral Stream 16	420	0.019	Jurisdictional
Ephemeral Stream 17	55	0.001	Jurisdictional
Ephemeral Stream 18	130	0.003	Jurisdictional
Ephemeral Stream 19	210	0.010	Jurisdictional
Ephemeral Stream 20	0	0	Isolated
<b>Ephemeral Stream Total<sup>1</sup></b>	<b>3,440</b>	<b>0.149</b>	
Wetland 1	---	0	Jurisdictional
Wetland 2	---	0.072	Isolated
Wetland 3	---	0.009	Jurisdictional
<b>Wetland Total<sup>1</sup></b>	<b>---</b>	<b>0.009</b>	
Pond 1	---	0.064	Isolated
Pond 2	---	0.941	Jurisdictional
Pond 3	---	1.044	Jurisdictional
<b>Pond Total<sup>1</sup></b>	<b>---</b>	<b>1.985</b>	
<b>Water/Wetland Features Total</b>	<b>4,360</b>	<b>2.233</b>	

<sup>1</sup> This total includes only jurisdictional features and permanent impacts. Isolated features and temporary impacts are not included.

SOURCE: BASE MAP PROVIDED BY MINDEL, SCOTT AND ASSOCIATES, INC.